

**MANCHESTER PLANNING BOARD**  
**PUBLIC HEARING/LIMITED BUSINESS MEETING**  
**Thursday, November 30, 2006 – 6:00 p.m.**  
**City Hall, Third Floor - Aldermanic Chambers**  
[Planning@manchesternh.gov](mailto:Planning@manchesternh.gov)

**I. PUBLIC HEARING:**

**Subdivision, Site Plan/Planned Development, and Conditional Use Applications (See Enclosed)**

**(Continued from November 09, 2006):**

1. S-36-2006 Property located on Karatzas Avenue (TM 551, Lot 13) & Renfrew Avenue (TM 551, Lot 6), an application to subdivide property to adjust a property line, and to create three (3) residential building lots – CLD, Consulting Engineers, Inc. for Ruth Ann Beland & Anagnost Investments, Inc.
2. PD-12-2006 Property located on Karatzas Avenue (TM 551, Lot 13), an application to create  
SP-29-2006 a planned development, and for site plan approval for the construction of two (2) multi-family buildings containing a total of sixty-six (66) dwelling units - CLD, Consulting Engineers, Inc. Anagnost Investments, Inc.
3. PD-13-2006 Property located on Karatzas Avenue (TM 551, Lot 13-1), an application to  
SP-30-2006 create a planned development, and for site plan approval for the construction of nine (9) single-family attached townhouse buildings containing a total of sixty-six (66) dwelling units - CLD, Consulting Engineers, Inc. Anagnost Investments, Inc.
4. PD-14-2006 Property located on Karatzas Avenue (TM 551, Lot 13-2), an application to  
SP-31-2006 create a planned development, and for site plan approval for the construction of two (2) multi-family buildings containing a total of seventy-two (72) dwelling units – CLD, Consulting Engineers, Inc. Anagnost Investments, Inc.

With respect to the applications below, appropriate materials have been submitted to invoke the jurisdiction of the Board. Although additional information may be required prior to final consideration, it is the recommendation of the staff that the Planning Board *accept* the applications and conduct a Public Hearing. A motion would be in order.

5. SP-33-2006 Property located at 190 Zachary Road, an application for site plan approval for the construction of a 79,228 sq. ft. office/manufacturing & warehouse building,

with loading and parking – Opechee Construction Corp. for API of New Hampshire

6. CU-19-2001 (Amendment) Property located at 66 Mammoth Road, a request to modify an approved conditional use permit, by the addition of light poles within the rear parking lot - Manchester Church of Christ

**II. BUSINESS ITEMS:**  
**(The staff may provide additional recommendations at the meeting.)**

7. Approval of Minutes of Meetings of September 29, 2006, October 12, 2006, October 26, 2006 and November 9, 2006.

**(Tabled Items):**

8. PD-11-2006 Property located at 43 Grove Avenue & 109 Pleasant Lane, an application to maintain two (2) single family dwellings on a single lot (after merger) thereby creating a planned development – Earl S. Carrel, Esq. for William Daniel  
**Public Hearing: September 14, 2006**
9. SP-27-2006 Property located at 1725 Elm Street, an application for site plan approval for the construction of a 3-story, 10 unit residential condominium building with parking garage – TF Moran, Inc. for Trident Properties, LLC  
**Public Hearing: October 12, 2006 [Remain on Table]**
10. SP-28-2006 Property located at 1687 & 1705 Elm Street, an application for site plan approval for the construction of a 3-story, 22 unit residential condominium building with parking garage – TF Moran, Inc. for Trident Properties, LLC  
**Public Hearing: October 12, 2006 [Remain on Table]**

**(Current Items):**

11. S-33-2006 Property located at 800 Second Street & 3 Master Street, an application to consolidate tax parcels and subdivide to create two (2) building lots – KNA, Inc. for ASJ Holdings, LLC  
**Public Hearing: Oct. 12, 2006 & Nov. 09, 2006 [Recommendation]**
12. SP-23-2006 Property located at 800 Second Street, an application for site plan approval for the construction of a 4,748 sq. ft. 2-story auto sales and service facility with parking – KNA, Inc. for ASJ Holdings, LLC  
**Public Hearing: Oct. 12, 2006 & Nov. 09, 2006 [Recommendation]**
13. S-35-2006 Property located on Stark Lane (TM 738/11A), an application to subdivide property into two (2) lots, creating one (1) single family building lot – Duval

Survey, Inc. for Curtis B. Schelzel & Deborah J. Schelzel Living Trust  
**Public Hearing: October 12, 2006 & November 09, 2006**

14. S-38-2006 Property located at 603 Holt Avenue, an application to subdivide property into two (2) lots – Joseph M. Wichert, LLS, Inc. for Lorraine & Edwin Hartshorn  
**Public Hearing: November 09, 2006 [Recommendation]**
15. S-40-2006 Property located at 1100 S. Beech Street, an application to subdivide property to create one (1) new building lot – Joseph M. Wichert, LLS, Inc. for Janice A. Sinotte  
**Public Hearing: November 09, 2006 [Recommendation]**
16. CU-19-2001 (Amendment) Property located at 66 Mammoth Road, a request to modify an approved conditional use permit, by the addition of light poles within the parking lot – Manchester Church of Christ
17. M-20-2006 An application by William Daniel for a voluntary merger of five (5) parcels at 43 Grove Avenue, TM 218/2, 3, 4, 10, & 10B.
18. M-24-2006 An application by Gladys Gosselin for a voluntary merger of two (2) parcels at 30 Rosedale Avenue, TM 532/3 & 4.
19. Review of new applications for determination of Regional Impact.
20. Review of Planning Board policy regarding Key Streets and sidewalks.
21. Any other business items from Staff or Board.